

CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

MPC MINUTES

**ARTHUR A. MENDONSA HEARING ROOM
110 EAST STATE STREET**

November 2, 2004

1:30 P.M.

Members Present: Timothy S. Mackey, Chairman
Patricia McIntosh, Vice Chairman
Lacy A. Manigault, Secretary
Robert Ray, Treasurer
Michael Brown
Melissa Jest
J. P. Jones
Stephen R. Lufburrow
Alexander S. Luten
Walker McCumber
Lee Meyer
Freddie B. Patrick
Helen L. Stone

Members Not Present: Russ Abolt

MPC Staff Present: Thomas L. Thomson, Executive Director
Clyde M. Wester, Assistant to the Executive Director
Charlotte L. Moore, Director of Development Services
Beth Reiter, Historic Preservation Officer
Gary Plumbley, Development Services Planner
Amanda Bunce, Development Services Planner
James Hansen, Development Services Planner
Brenda Smith, Zoning Secretary
Marilyn Gignilliat, Secretary

Advisory Staff Present: Robert Sebek, County Zoning Administrator
Tiras Petrea, City Zoning Inspector

I. Call to Order

Chairman Mackey called the meeting to order. He explained the agenda for the benefit of citizens who are attending the meeting for the first time.

II. Notices, Proclamations and Acknowledgments

A. Notices

1. Cancellation of November 9, 2004 MPC Planning Meeting
2. Anti-Poverty Symposium Luncheon, November 9, 2004
Savannah Civic Center, 11:30 A.M. – 1:00 P.M.
3. Historic District Ordinance Revisions, Open House, November 8, 2004
Arthur A. Mendonsa Hearing Room, 5:00 P.M. – 7:00 P.M.

B. Items Requested to be Removed from the Final Agenda

1. Specific Development Plan/Group Development Plan

Cingular Wireless and National Wireless Construction, LLC
125 West DeRenne Avenue
Hayden Horton, Agent
Jonathan Yates, Attorney
B-H Zoning District
MPC File No. T-040702-53114-2

The petitioner has requested that this item be further continued to the November 16, 2004 MPC meeting.

2. General Development Plan

National Wireless Construction, LLC
705 East Anderson Street
Hayden Horton (National Wireless Construction, LLC) Applicant
Jonathan Yates, Agent
R-4 Zoning District
PIN: 2-0054-12-0016
MPC File No. T-040702-53685-2

The petitioner has requested that this item be further continued to the November 16, 2004 MPC meeting.

Mr. Jones **moved** to continue MPC File No. T-040702-53114-2 and MPC File No. T-040702-53685-2 to the December 21, 2004 MPC Regular Meeting. Mr. Ray seconded the motion.

MPC Action: The motion carried with none opposed. The motion was to continue MPC File No. T-040702-53114-2 and MPC File No. T-040702-53685-2 to the December 21, 2004 MPC Regular Meeting. Voting were Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest. Mr. Brown was not in the room when the vote was taken.

III. Consent Agenda

- A. Approval of the October 19, 2004 MPC Meeting Minutes and Briefing Minutes

Mr. Ray **moved** to approve the minutes. Mr. Luten seconded the motion.

MPC Action: The motion to approve the October 19, 2004 MPC Meeting Minutes and Briefing Minutes carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

- B. Victorian Planned Neighborhood Conservation District
Certificate of Compatibility

E. C. Burnsed and Susan Faulkner, Petitioners
306 East Henry Street
MPC File No. N-041014-55727-2

Nature of Request: The applicant is requesting approval to erect a single family house on the lot at 306 East Henry Street and to erect a garage.

Staff Recommendation: Approval of the design and approval of two foot side yard variances on the east and west sides, based on historic precedent.

Ms. Jest **moved** to approve the staff recommendation. Mr. Brown seconded the motion.

MPC Action: The motion to approve the staff recommendation carried with none opposed. Voting were Mr. Brown, Mr. Meyer, Ms. Stone, Mr. Lufburrow, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

C. General Development Plan

Lofts at the Bridge
646 West Bay Street
José Gonzalez, Architect
P-R-B-C-1 Zoning District
PIN: 2-0003-11-008, -009, and-010
MPC File No. P-040705-43106-2

Nature of Request: The petitioner is requesting approval of a General Development Plan in order to construct 60 studio apartments within an existing building within a P-R-B-C-1 (Planned Residential-Business-Conservation-Extended) zoning district. Buffer and fence variances are requested.

Staff Recommendation: **Approval** of the General Development Plan including a variance to waive the requirements of a Type “B” buffer along the northern property line and a Type “C” buffer along the eastern line, with the following conditions: 1) the Traffic Engineer shall approve the parking lot layout; 2) the plan shall comply with the requirements of the City of Savannah infrastructure departments; 3) a recombination plat shall be submitted to the MPC and approved; and, 4) if the City Sanitation Department approves the location of the dumpster, an access agreement shall be obtained from the adjacent property owner.

Mr. Brown **moved** to approve the staff recommendation subject to the condition that the General Plan shall be revised to include the following features, if possible: 1) installation of some compact parking spaces in order to provide a landscaped island in the row of parking spaces where no landscaped island is presently proposed; and, 2) installation of a hedge along the length of the northern property line. Mr. McCumber seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the staff recommendation for approval of the General Development Plan including a variance to waive the requirements of a Type “B” buffer along the northern property line and a Type “C” buffer along the eastern line, with the following conditions: 1) the Traffic Engineer shall approve the parking lot layout; 2) the plan shall comply with the requirements of the City of Savannah infrastructure departments; 3) a recombination plat shall be submitted to the MPC and approved; and, 4) if the City Sanitation Department approves the location of the dumpster, an access agreement shall be obtained. The General Plan shall be revised to include the following features, if possible: 1) installation of some compact parking spaces in order to provide a landscaped island in the row of parking spaces where no landscaped island is presently proposed; and, 2) installation of a hedge along the length of the northern property line. Voting in favor of the motion were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, and Mr. Patrick. Ms. Jest voted against the motion.

IV. Old Business

A. Zoning Petition – Map Amendment

Marsha Verdree (Integral Properties, LLC), Petitioner and Agent
Housing Authority of Savannah, Owner
MPC File No. Z-040402-55623-2

Issue: Rezoning from R-4 (Four-Family Residential) and R-B-1 (Residential-Business) zoning classifications to an RIP-B (Medium Density Residential) classification in conjunction with General Development Plan (General Plan) approval in accordance with Section 8-3031(D)(1)(a) subject to a finding of “unusual or extraordinary condition.” The General Plan (MPC File No. P-040714-49299-2) is attached.

Policy Analysis: The development standards for the existing R-4 zoning district are not entirely characteristic of the development pattern of portions of the neighborhood. The proposed R-I-P-B district in conjunction with the General Plan approval will allow greater compatibility and be more restrictive with regard to allowed uses.

Staff Recommendation: **Approval** of the request to rezone the subject property from R-4 and R-B-1 classifications to an R-I-P-B classification in conjunction with **approval** of a General Development Plan in accordance with Section 8-3031 (D)(1)(a).

Speaking about the petition:

Jay Maupin, project engineer, stated that drainage improvements would be made in the area.

Vicki Lundy Wilbon, Chief Operating Officer of Integral Properties, stated that a number of changes to this project originated during committee meetings with residents. Those changes included covered porches, size of homes, and a blending of one-story and two-story structures.

Barbara Oglesby, Chairperson of the Benjamin Van Clark Neighborhood Association, stated that residents want single family houses in the infill area and not multi-family. Residents ask that the petition be denied and that their neighborhood remain as presently zoned.

Herbert Blount, 1220 E. Duffy St., stated that residents were promised that all of the infill lots would be single family homes.

J. L. Greene, neighborhood property owner, stated that he would like to see an improvement in the area.

AND

General Development Plan

Hope VI, Phase IV

Various Blocks of Waters Avenue, Graydon Street, Bolton Street and Ash Street

Marsha Verdree (Integral Properties, LLC), Applicant

Jay Maupin, P.E., (EMC Engineering), Engineer

Proposed R-I-P-B Zoning District

PIN: Multiple (See Zoning Map. PIN 2-0042-05-029 not included.)

MPC File No. P-040714-49299-2

Nature of Request: The petitioner is requesting approval of a General Development Plan (General Plan) in conjunction with a rezoning petition to an R-I-P-B district in accordance with Section 8-3031(D)(1)(a) in order to construct duplexes, triplexes, and quadraplexes. See MPC File No. Z-040402-55623-2. A variance to reduce the required side yard setback for 10 residential units located on corner lots is requested.

Staff Recommendation: **Approval** of a reduction of the required side yard setback for 10 corner lot residential units located less than 15 feet from the right-of-way. **Approval** of the General Plan with the following conditions: 1) the front yard setback for all buildings shall be the average for all buildings located within 200 feet. If a staggered setback is desired, any setback less than 25 feet from the right-of-way (property line) will require a variance; 2) a recombination plat shall be required for all lots in Area 1 and Area 3; 3) each off-street parking space shall be paved; 4) the height, mass and scale of the proposed residential units, as well as the building materials, shall be characteristic of existing residences within the Van Clark neighborhood. Off-ground construction and covered front porches shall be required; 5) the Stormwater Engineer shall determine whether a Drainage Plan will be required; and, 6) the Specific Development Plan shall return to the MPC for approval. All outstanding items and items to be revised shall appear on the plan or as an attachment to the plan.

Mr. Brown **moved** to approve the staff recommendation for MPC File No. Z-040402-55623-2 and MPC File No. P-040714-49299-2 subject to additional conditions: 1) the units must be elevated in a manner that is consistent with other homes in the area; 2) the units must have porches which are consistent with other homes in the area; 3) the intent of the Commission is to allow the residential components of the RIP-B zone and not the commercial components of the RIP-B zone on the rezoned properties and adjacent area properties; 4) the proposed zoning specifically disallows any of the commercial uses in the RIP-B zone; and, 5) rooming houses are specifically not allowed. Mr. Jones seconded the motion.

MPC Action: **The motion carried.** The motion was to approve the staff recommendation (MPC File No. Z-040402-55623-2) to rezone the subject property from R-4 and R-B-1 classifications to an R-I-P-B classification in conjunction with approval of a General Development Plan in accordance with Section 8-3031(D)(1)(a). The motion further approved the staff recommendation (MPC File No. P-040714-49299-2) for approval of a reduction of the required side yard setback for 10 corner lot residential units located less than 15 feet from the right-of-way subject to the following conditions: 1) the front yard setback for all buildings shall be the average for all buildings located within 200 feet. If a staggered setback is desired, any setback less than 25 feet from the right-of-way (property line) will require a variance; 2) a recombination plat shall be required for all lots in Area 1 and Area 3; 3) each off-street parking space shall be paved; 4) the height, mass and scale of the proposed residential units, as well as the building materials, shall be characteristic of existing residences within the Van Clark neighborhood. Off-ground construction and covered front porches shall be required; 5) the Stormwater Engineer shall determine whether a Drainage Plan will be required; 6) the Specific Development Plan shall return to the MPC for approval. All outstanding items and items to be revised shall appear on the plan or as an attachment to the plan; 7) the units must be elevated in a manner that is consistent with other homes in the area; 8) the units must have porches which are consistent with other homes in the area; 9) the intent of the Commission is to allow the residential components of the RIP-B zone and not the commercial components of the RIP-B zone on the rezoned properties and adjacent area properties; 10) the proposed zoning specifically disallows any of the commercial uses in the RIP-B zone; and, 11) rooming houses are specifically not allowed. Voting in favor of the motion were Mr. Brown, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, and Mr. McCumber. Mr. Patrick and Ms. Jest voted against the motion. Mr. Meyer was not in the room when the vote was taken.

V. Regular Business

A. Major Subdivision/Amended Final Plat

Sweetwater Station
1755 Grove Point Road
78 Lots – 28.25 Acres
PIN 1-1004-02-004, 066, and Portion of 068
PUD-M-6 Zoning District
MPC File No. S-031201-33622-2
MPC Reference File No. M-020404-39300-1 and S-030212-57494-2
EMC Engineering Company, Inc., Surveyor
Terry Brown, Agent
Sweetwater Station LLC, Owner

Nature of Request: The petitioner is requesting approval of an amended Final Plat for Sweetwater Station Phase 1 located on the south side of Grove Point Road west of King George Boulevard Road within a PUD-M-6 (Planned Unit Development Multi-Family – Six Units Per Net Acre) zoning district. The purpose of the amended Final Plat is to request a variance from the requirement to construct sidewalks on both sides of

Sweetwater Station Drive from its intersection with Grove Point Road to Iron Horse Spur.

Staff Recommendation: **Denial** of a variance from the requirement to construct sidewalks on both sides of Sweetwater Station Drive from its intersection with Grove Point Road to Iron Horse Spur and **denial** of the amended Final Plat for Sweetwater Station Phase 1.

Speaking about the petition: Terry Brown, agent, stated that a sidewalk on both sides of Sweetwater Station Drive would be dangerous for children. There are no houses along the entrance drive. He would investigate the possibility of constructing an alternative trail system on one side on the entrance drive.

Mr. Brown **moved** to approve the Amended Final Plat and to approve a variance from the requirement to construct sidewalks on both sides of Sweetwater Drive from its intersection with Grove Point Road to Iron Horse Spur provided that the petitioner should modify the design, not to abolish the pedestrian connection but to provide it in an alternate fashion that is consistent with what has been done in other projects. The modified plan is subject to review by City infrastructure departments. This plan is to be approved at the staff level. Mr. Ray seconded the motion.

MPC Action: **The motion carried with none opposed.** The motion was to approve the Amended Final Plat and to approve a variance from the requirement to construct sidewalks on both sides of Sweetwater Drive from its intersection with Grove Point Road to Iron Horse Spur provided that the petitioner modify should modify the design, not to abolish the pedestrian connection but to provide it in an alternate fashion that is consistent with what has been done in other projects. The modified plan is subject to review by City infrastructure departments. This plan is to be approved at the staff level. Voting were Mr. Brown, Mr. Meyer, Mr. Lufburrow, Ms. Stone, Mr. Manigault, Mr. Luten, Ms. McIntosh, Mr. Ray, Mr. Jones, Mr. McCumber, Mr. Patrick, and Ms. Jest.

B. Status Report: Ellis Square/News Press Redevelopment Project

Ms. Reiter introduced Chris Morrill and Brooks Stillwell, who were present to inform the Commission on an exciting new development project for the Ellis Square area.

Mr. Morrill, Assistant City Manager for Management and Financial Services, provided an update on the plans for Ellis Square and the parking garage. The lease expires at the end of this year.

Mr. Stillwell, attorney for Batson-Cook Development Company, reviewed the preliminary plans for the News-Press site.

VII. Adjournment

There being no further business to come before the Commission, the November 2, 2004 Regular Meeting was adjourned.

Respectfully submitted,

Thomas L. Thomson, P.E., AICP
Executive Director

Note: Minutes not official until signed